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Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: KEITH NEWMAN, PLANNER II 
(480) 503-6812, KEITH.NEWMAN@GILBERTAZ.GOV

THROUGH: AMY TEMES, INTERIM PRINCIPAL PLANNER 
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

MEETING DATE: AUGUST 1, 2018

SUBJECT: DR18-29 MERCY MEDICAL COMMONS II

STRATEGIC INITIATIVE: Economic Development

To allow for the development of businesses with the Economic Development target market of Life Science/Medical.

RECOMMENDED MOTION

Approve the Findings of Fact and approve DR18-29, Mercy Medical Commons II: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, colors and materials for a 62,431 square foot medical office building on approximately 5.9 acres, generally located at the southwest corner of Mercy Road and Rome Street, and zoned General Office (GO) with a Planned Area Development (PAD) overlay.

APPLICANT/OWNER

Company: Beus Gilbert PLLC.
Name: Paul Gilbert/Dennis Newcombe
Address: 701 N. 44th Street
Phoenix, AZ 85008
Phone: 480-429-3065
Email: dnewcombe@beusgilbert.com

Company: 1781 E. Willis Road LLC.
c/o Great Western Developers LLC.
Address: 40 Skokie Blvd, Suite 410
Northbrook, IL 60062
Phone: 847-897-7301
Email: mcampbell@medproperties.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>December 14, 2004</i>	Town Council approved GP04-13 (Resolution 2548), changing the General Plan designation from Residential >0-1 DU/Acre to GO (General Office).
<i>February 28, 2006</i>	Town Council approved A05-19 (Ordinance No. 1699), annexing approximately 164 acres into the Town of Gilbert, including the subject site.
<i>August 29, 2006</i>	Town Council approved Ordinance No. 1813 for the Val Vista 160 & Germann Planned Area Development and tied to Improvement District No. 20.
<i>June 12, 2008</i>	Design Review Board approved DR07-85, Ironwood Cancer Research Center, which included the north portion of the subject property.
<i>May 2, 2018</i>	The Planning Commission reviewed DR18-29 (Mercy Medical Commons II) as a Study Session item.

Overview

The property owner is proposing to develop a three-story, 62,431 square foot multi-tenant medical office building on a 5.9 acre property just south of the Mercy Gilbert Medical Center Campus. The site is zoned General Office (GO), which permits medical office uses. The building and all site improvements are proposed to be constructed in a single phase. The development will complete Phase II of the master plan originally approved in 2008 that includes the Ironwood Cancer Center property to the south and west of the site.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Public Facility/Institutional (PF/I)	Public Facility/Institutional (PF/I) PAD	Mercy Road then Mercy Gilbert Medical Campus
South	General Office (GO)	General Office (GO) PAD	Ironwood Cancer Center & The Center at Val Vista Skilled Nursing Facility
East	General Office (GO)	General Office (GO) PAD	Rome Street then Mercy Medical Commons, Halsted Clinic and Breast Center & The Oaks Assisted Living Facility
West	General Office (GO)	General Office (GO) PAD	Ironwood Cancer Center & vacant land
Site	General Office (GO)	General Office (GO) PAD	Vacant land

Project Data Table

Site Development Regulations	Required per LDC and Ordinance No. 1813	Proposed
Maximum Building Height (ft.)/(Stories)	90'/6 stories *	55'/3 stories
Minimum Building Setbacks (ft.)		
Front	25'	26'
Side (Street)	20'	28'
Side (Non-residential)	15'	28'
Rear (Non-residential)	20'	48'
Minimum Required Perimeter Landscape Area (ft.)		
Front	25'	25'
Side (Street)	20'	20'
Side (Non-residential)	15'	5' internal
Rear (Non-residential)	20'	5' internal
Landscaping (% of net lot area)	15%	45%
Off-Street Parking Spaces	62,431 medical office = 416 Deferred Ironwood = 18 434 total spaces	438 spaces

*** Note: Per Article 3.5 of the LDC additional building height is permitted for projects located within Vertical Overlay District #5.**

DISCUSSION:**Site Plan:**

The proposed project will be built in a single phase including the 62,431 sq. ft. building, parking, lighting, landscaping and all other required site improvements. The site has three points of access: Rome Street, an easement along the south property line and a shared access to Mercy Road with the property to the west. . The primary point of access along Rome Street will be a shared entrance with Ironwood Cancer Research Center. The future office/commercial to the west will share an entrance off Mercy Road. Another access point is located at the south end of the southern parking lot via a shared easement with the Val Vista Skilled Nursing Facility to the south. The 26' wide (13' half-width) easement is envisioned to connect Val Vista Drive to Rome Street. Ironwood Cancer Center was provided land for the easement as part of Phase II construction and will be finishing their portion of the improvements. This project will construct the north 13' adjacent to the skilled nursing facility with access to the south parking lot.

Parking will be provided to the west and south of the building. Based on the required parking ratios for office uses, 434 parking spaces are required (includes 18 stalls deferred for Ironwood Cancer Center per an approved AUP) and 438 spaces will be provided. Patient drop-off and pick-up areas are located on the west side of the building. One 12' x 45' loading space is also provided to the north of the building for the larger truck deliveries. Bicycle parking will be placed near the main entrance of the building at the southwest corner and at the north end of the

southern parking lot with a total of 15 spaces. The site also incorporates 82 covered parking spaces located within the northern and southern parking areas.

Site fencing will include 3' high parking lot screen walls along Mercy Road and Rome Street. Walls will also be provided to screen the trash enclosure at the north end of the parking lot, and to screen the SES location and other mechanical equipment along the north side of the proposed building.

An employee amenity area is proposed south of the building consisting of a shade structure, tables, CMU seat wall/raised planter and landscaping for the use of all employees that work in the building.

Landscaping

The landscape plan proposes a varied palette of trees and shrubs. The types of trees include: Chinese Pistache, Evergreen Elm, Chitalpa, Cascalote, and Desert Museum Palo Verde. Some of the shrub and ground covers include: Hop Bush, Yellow Bird of Paradise, Red Fairy Duster, Mexican Honey Suckle, Bull Grass, Desert Ruellia, Little John Brittle Brush and Lantana. The landscape plan also shows foundation landscaping all around the building, and landscaping within all parking lot islands and along the two street frontages. The project contains approximately 45% landscape area.

Please note that a revised landscape plan showing additional parking in the northeast corner of the southern parking lot, as illustrated on the Site Plan, will be provided for Staff review and approval, prior to the submittal of construction documents.

Grading and Drainage

The proposed grading and drainage plan generally meets the requirements of the Town of Gilbert's Engineering Division. On-site retention is provided in underground and above ground retention basins within the landscape areas along the perimeter of the site and within the parking areas to the west and south of the building.

Please note that a revised grading & drainage plan showing additional parking in the north east corner of the southern parking lot, as illustrated on the Site Plan, will be provided for Staff review and approval, prior to the submittal of construction documents.

Elevations

The proposed 55' tall three-story building has a modern design with a material palette focused on stucco, aluminum, tube steel and large expanses of glass with metal canopies to provide protection from the elements and draw attention to the facility's main entrance and windows. The building colors are primarily earth tones consisting of four different shades of tan and gray, complementing other buildings within the immediate area. The building's unique orientation and design is mainly attributed to a build to line along the western edge of the building required as part of the sale agreement, which was created to provide increased visibility of the Ironwood Cancer Center from Mercy Road.

The roof mounted mechanical equipment will be screened by parapet walls that are integrated into the buildings design.

Lighting and Signage:

Wall mounted light fixtures are attached to the building near the main entrance and along the north of the building. Throughout the parking lot, 25' tall freestanding light poles are proposed to ensure sufficient site lighting and security. All site lighting will be required to comply with Town codes.

Signage:

Signage is not part of this approval. Future monument and building signs will require Administrative Design Review approval, prior to submitting for sign permits.

PLANNING COMMISSION STUDY SESSION, MAY 2, 2018:

During the Study Session, the following comments were brought forth by the Planning Commission Members:

- Commissioners suggested that a tree lined pedestrian sidewalk be provided through the northern parking lot to provide safe pedestrian connectivity to the building and alleviate the effects of summer heat.
 - All plans have been updated to include a sidewalk with stamped asphalt in the middle of the northern parking lot that is shaded by Desert Museum Palo Verde Trees.
- Commissioners questioned whether or not the covered parking spaces depicted on the site in the southern parking area were assigned/reserved spaces or whether or not customers could utilize them. It was suggested if they aren't reserved that additional covered parking be provided in the northern parking lot.
 - Covered parking stalls will now be provided in both the northern and southern parking areas. It has not been specifically determined how those spaces will work, however, employees may be allowed to use the covered spaces on the south lot as an incentive.
- Commissioners discussed the location, design and screening of the proposed trash enclosure and loading space, which both face Mercy Road. It was suggested that both the trash enclosure and loading space be properly designed and adequately screened as they are highly visible from the public right of way.
 - The proposed trash enclosure will be screened to include double metal gates on the south side and a 6' tall CMU enclosure wall on the three other sides that matches the materials and colors of the adjacent 3' parking lot screen walls. A matching 3' screen wall will be constructed in front of the loading space as well. In addition to the enclosure and screen walls landscaping will be planted in the immediate area to further enhance the visual appearance from public view.

PUBLIC NOTIFICATION AND INPUT

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

Staff has received no comment from the public.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR18-29, Mercy Medical Commons II: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, colors and materials for a 62,431 square foot medical office building on approximately 5.9 acres, generally located at the southwest corner of Mercy Road and Rome Street and zoned General Office (GO) with a Planned Area Development (PAD) overlay; subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission/Design Review Board at the August 1, 2018 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. Signage is not included in this approval. Administrative Design Review approval is required prior to submitting for sign permits.
4. A revised Grading and Drainage Plan, Landscape Plan, Lighting Photometric and Traffic Impact Analysis showing additional parking in the northeast corner of the southern parking lot, as illustrated on the Site Plan, shall be provided for Staff review and approval, prior to the submittal of construction documents.
5. A 6 foot tall screen wall shall be constructed to screen the loading space on the north side of the building from public view.
6. An easement and agreement, with the land owner to the west, allowing construction of the private drive and subsequent cross access off Mercy Road shall be recorded and provided to Planning prior to the issuance of a Certificate of Occupancy for the building.
7. An eastbound right turn lane and westbound left turn median cut for the shared access drive off Mercy Road shall be provided at the time of construction. All associated plans and the Traffic Impact Analysis shall be revised and provided for Staff review and approval, prior to the submittal of construction documents.
8. An eastbound right turn lane shall be provided on Mercy Road at Rome Street at the time of construction. All associated plans and the Traffic Impact Analysis shall be revised and provided for Staff review and approval, prior to the submittal of construction documents.

Respectfully submitted,



Keith Newman,
Planner II

Attachments and Enclosures:

- 1) Findings of Fact
- 2) Notice of Public Hearing/Vicinity Map
- 3) Aerial Map
- 4) Site Plan
- 5) Landscape Plan
- 6) Grading and Drainage Plan
- 7) Colors and Materials
- 8) Building Elevations
- 9) Floor Plans
- 10) Lighting Photometric Plan

FINDINGS OF FACT
DR18-29 Mercy Medical Commons II

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provisions of public services.

Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, August 1, 2018* TIME: 6:00 PM

**LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona 85296**

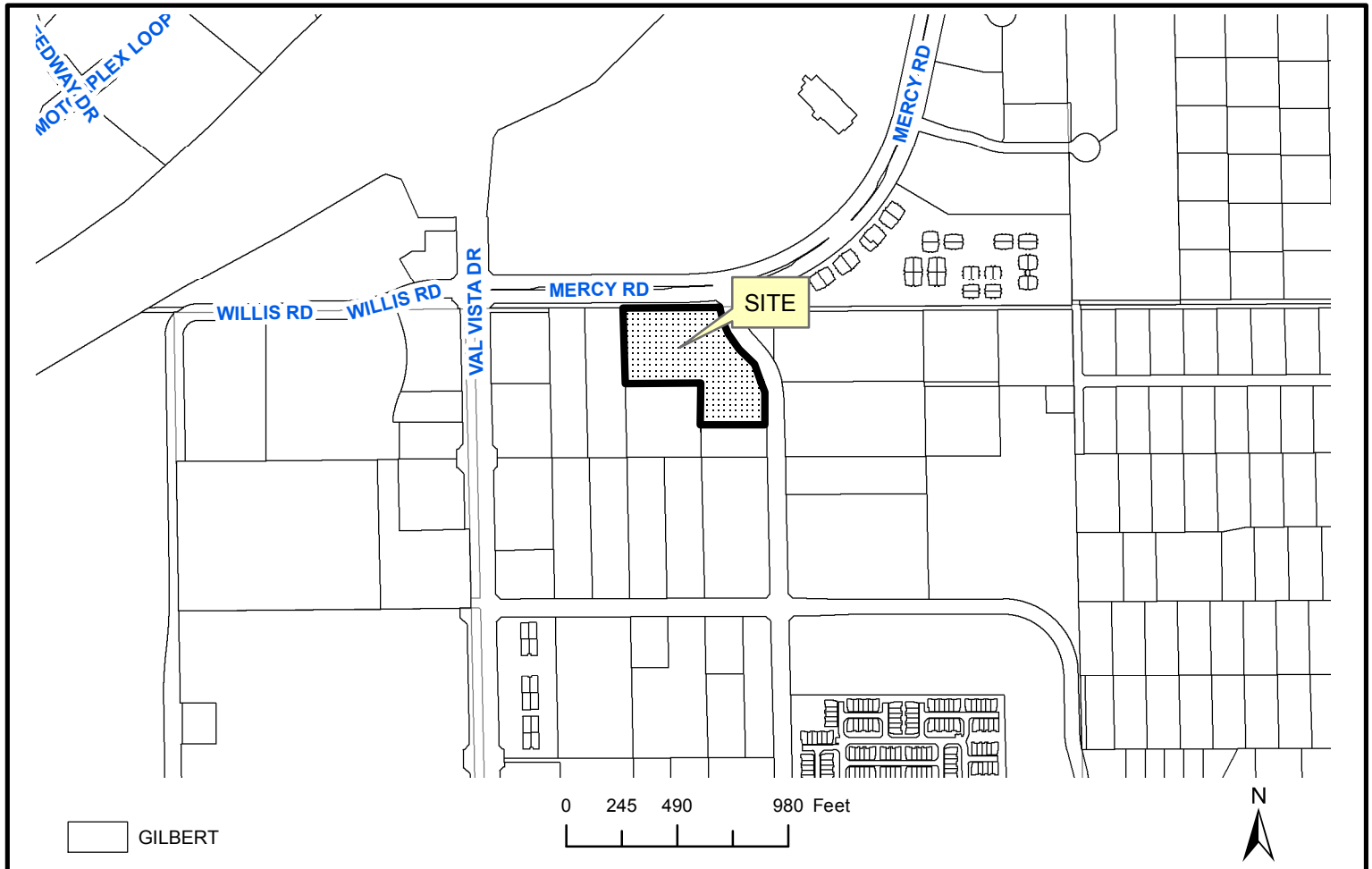
*** Call Planning Department to verify date and time:
(480) 503-6812**

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <https://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

REQUESTED ACTION:

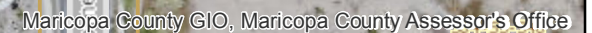
DR18-29, MERCY MEDICAL COMMONS II: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for a 62,431 square foot medical office building and future medical office pad site on approximately 5.9 acres, generally located at the southwest corner of Mercy Road and Rome Street, and zoned General Office (GO) with a Planned Area Development (PAD) overlay.

SITE LOCATION:



**APPLICANT: Beus Gilbert PLLC
CONTACT: Dennis Newcombe
ADDRESS: 701 North 44th Street
Phoenix, AZ 85008**

**TELEPHONE: (480) 429-3065
E-MAIL: dnewcombe@beusgilbert.com**

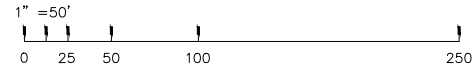


SITE PLAN GENERAL NOTES

- ALL UTILITY LINES LESS THAN 69KV ON OR CONTINUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND.
- ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
- ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY AN 8' SOLID MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO THE PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
- S.E.S PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:
 - FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET.
 - SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL, THE SCREEN WALL MAY BE L-SHAPED, U-SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET.
 - AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY POINTS.
- THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
- ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED, BY EITHER ONE OF THE FOLLOWING METHODS:
 - THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS, OR
 - BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANS IN THE CASE OF MNSARO, HIP OR OTHER THAN FLAT ROOF.
- ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.
- GROUND MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
- PNEUMATIC TUBES, WHETHER METAL OR PLASTICS, SHALL BE EITHER:
 - ENCLOSED IN PLASTER, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OF THE BUILDING, OR
 - ROUTED, UNDERGROUND.
- ALL BACKFLOW PREVENTION DEVICES LARGER THAN 2" SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTORS 2" AND SMALLER SHALL BE PLACED IN LOCKED WIRE CAGE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
- ALL FREESTANDING LIGHT POLES SHALL:
 - BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS.
 - HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
- SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 4.10.3 OF THE LDC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'.
- LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY MOUNDED AND NATURALLY CONTOURED, NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED 4:1 MAXIMUM.
- COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDINGS MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
- COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BIOWANITE OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASON WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLIMENT THAT OF THE MAIN BUILDING.
- ALL EXTERIOR METALS SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
- EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.

SITE PLAN KEYNOTES

- 141 DECELERATION LANE
142 POTENTIAL FUTURE DEVELOPMENT
143 POTENTIAL FUTURE ACCESS



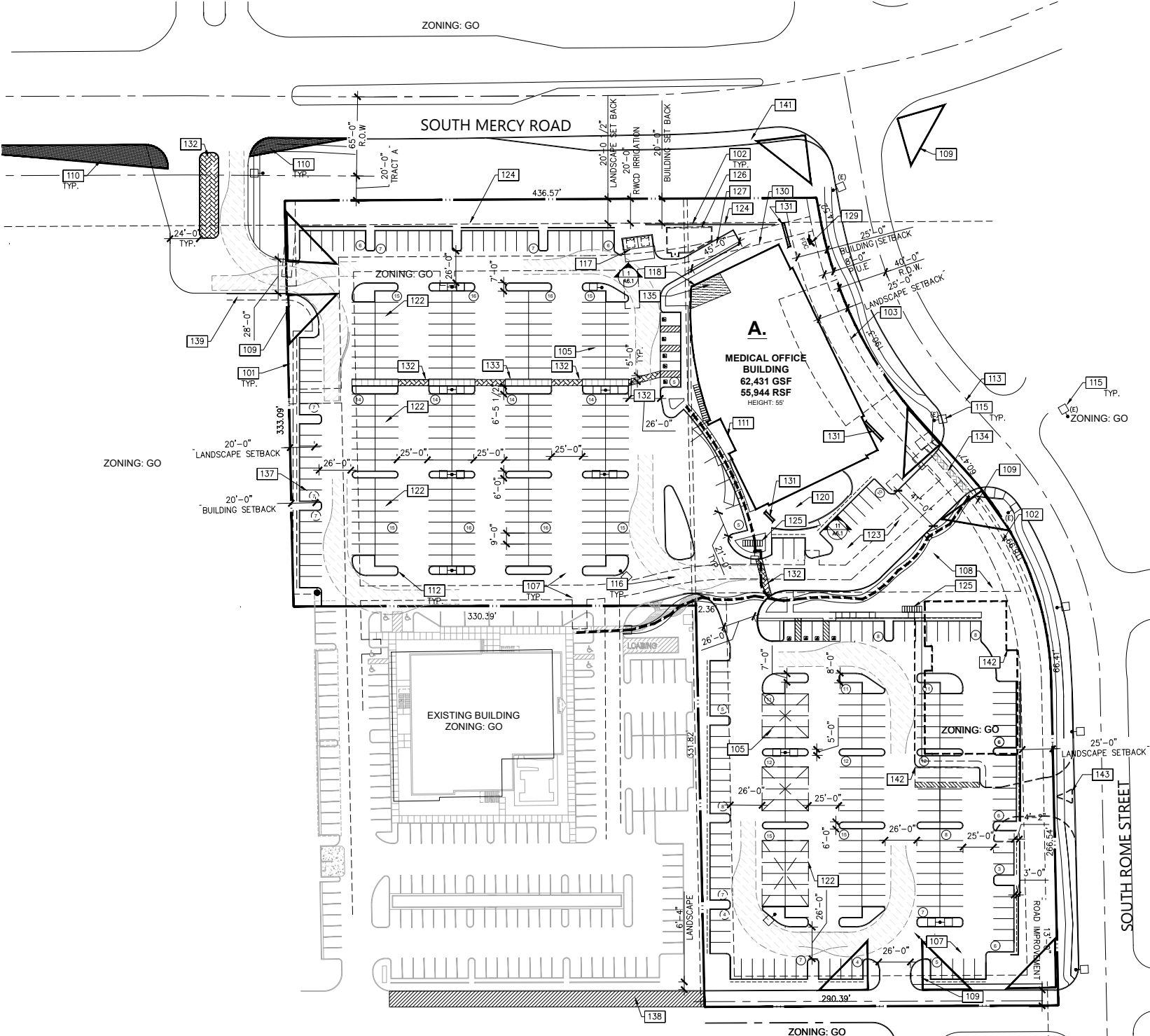
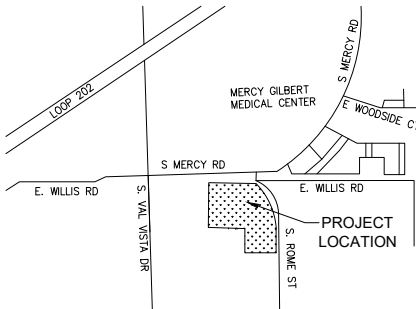
SITE PLAN

SCALE: 1"=50'-0"

SITE PLAN KEYNOTES

- 101 PROPERTY LINE, (— — — — —)
102 SETBACK LINE, (--- --- ---)
103 EASEMENT LINE (--- --- ---)
104 1'-6" PARKING OVERHANG (--- --- ---)
105 9'-0" x 19'-0" STANDARD PARKING STALL
106 11'-0" x 19'-0" ACCESSIBLE PARKING STALL WITH 5'-0" CLEARANCE
107 ASPHALT PAVING
108 RETENTION / LANDSCAPE AREA, SEE CIVIL AND LANDSCAPE DRAWINGS
109 33' x 33' VISIBILITY TRIANGLE
110 CONTROLLED INTERSECTION VISIBILITY TRIANGLE PER DETAIL GIL-212
111 BUILDING ENTRY
112 6" CONCRETE CURB
113 RIGHT OF WAY
114 NOT USED
115 EXISTING LIGHT FIXTURE
116 EXISTING NO BUILD EASMENT
117 TRASH AND REFUSE
118 NEW LOCK BOX LOCATION
119 36" LANDSCAPE PLANTER AT BUILDING PERIMETER
120 EMPLOYEE AMENITY AREA, SEE LANDSCAPE PLANS FOR FURTHER INFORMATION
121 RETAINING WALL, SEE CIVIL FOR INFORMATION NOT SHOWN
122 COVERED PARKING
123 EXISTING DRIVEWAY
124 3'-6" HIGH SITE SCREEN WALLS
125 BICYCLE PARKING
126 FUTURE GENERATOR ROOM
127 TRUCK LOADING
128 NOT USED
129 FDC
130 S.E.S.LOCATION: SCREENED WITH 8FT HIGH CMU WALL
131 WING WALL
132 STAMPED ASPHALT
133 TREE LINED PEDESTRIAN WALKWAY
134 EXISTING DECORATIVE PAVING
135 FIRE RISER AND ELECTRICAL ROOM LOCATION
136 NOT USED
137 18 PARKING STALLS FOR IRONWOOD OVERFLOW
138 REFERENCE TO BE COMPLETED BY IRONWOOD CANCER & RESEARCH CENTER
139 FUTURE SIDEWALK
140 NOT USED

VICINITY MAP



PROJECT DATA

APPLICANT/ARCHITECT:
KEVIN EVERNHAM NCARB AIA
WARE MALCOMB
8181 N. VIA DE NEGOCIO
SCOTTSDALE, ARIZONA 85258
480.767.1001
KEVERNHAM@WAREMALCOMB.COM

CONTRACTOR: TO BE DETERMINED

PROJECT DESCRIPTION

THE CONSTRUCTION OF A SHELL MEDICAL OFFICE BUILDING. PROJECT WILL INCLUDE NEW GRADING, DRAINAGE, PAVING, LANDSCAPE AND PARKING AREAS WITH ASSOCIATED SITE WORK.

LEGAL DESCRIPTION

APN 304-53-550; PARCEL 1 OF THE FINAL PLAT OF IRONWOOD CANCER AND RESEARCH CENTER RECORDED IN BOOK 1167, PAGE 4, OFFICIAL RECORDS OF MARICOPA COUNTY.

PROPERTY DATA

ADDRESS: 3680 SOUTH ROME STREET
GILBERT, ARIZONA 85297

PARCEL NUMBER: 304-53-550 and 304-53-206B

NET SITE AREA 219,610 SF 5.04 ACRES
GROSS SITE AREA 371,267 SF 8.52 ACRES

EXISTING ZONING: GO
CONSTRUCTION TYPE: II-B, SPRINKLERED

LOT COVERAGE:
GROSS: 25% NET: 26%

BUILDING AREA: BUILDING A - MEDICAL OFFICE 62,431 GSF
TOTAL BUILDING AREA: 62,431 GSF

PARKING SUMMARY

VEHICLE PARKING	
REQUIRED (1:150)	416 SPACES (6.6/1000)
REQUIRED IRONWOOD CANCER & RESEARCH CENTER PARKING = 18	
TOTAL	434 REQUIRED
PROVIDED	
STANDARD	429 SPACES*
ACCESSIBLE	9 SPACES
TOTAL	438 SPACES* (7.01/1000)
PASSENGER LOADING:	
REQUIRED	10 SPACES
PROVIDED	5 SPACES*
TRUCK LOADING:	
REQUIRED	2 SPACES
PROVIDED	1 SPACES*
BICYCLE:	
REQUIRED	26 SPACES
PROVIDED	15 SPACES*

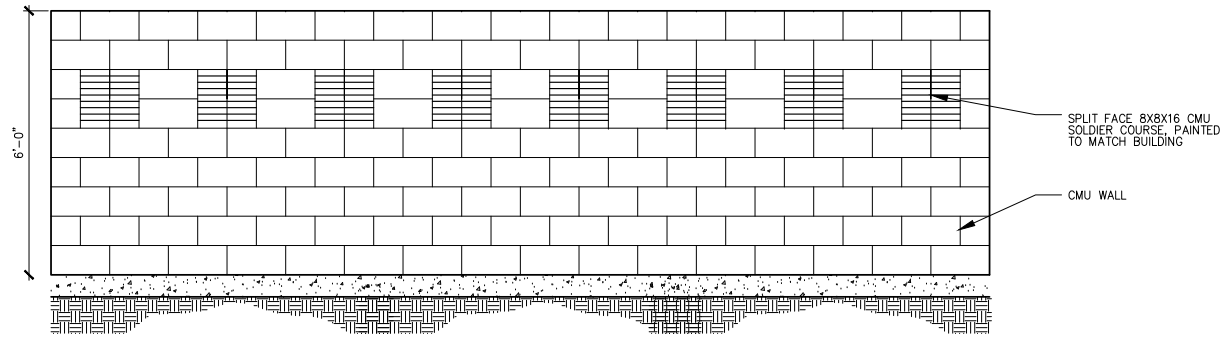
*18 PARKING SPOT FOR IRONWOOD CANCER & RESEARCH CENTER OVERFLOW

SITE LEGEND

- POLE MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.
- WALLPACK LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
- FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- FIRE LANE (HATCHED)
- FIRE DEPARTMENT CONNECTION (FDC)
- ACCESSIBLE PATH OF TRAVEL

CITY APPROVAL STAMP

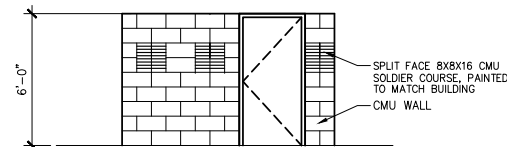
SITE PLAN OPT 2	
DATE	REMARKS
12/08/2017	PRELIMINARY SITE PLAN SUBMITTAL
02/12/2018	DESIGN REVIEW SUBMITTAL
05/24/2018	DESIGN REVIEW RESUBMITTAL
07/12/2018	DESIGN REVIEW 3RD SUBMITTAL
PA / PM: KE	
DRAWN BY: cadd	
JOB NO.: PHX16-0037-00	



TRASH ENCLOSURE BACK ELEVATION

SCALE: 1/2" = 1'-0"

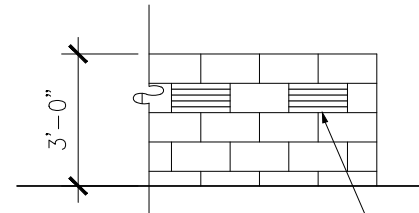
ESITE-Trash_enclosure_gate-02



SIDE ELEVATION
TRASH ENCLOSURE

SCALE: 1/4" = 1'-0"

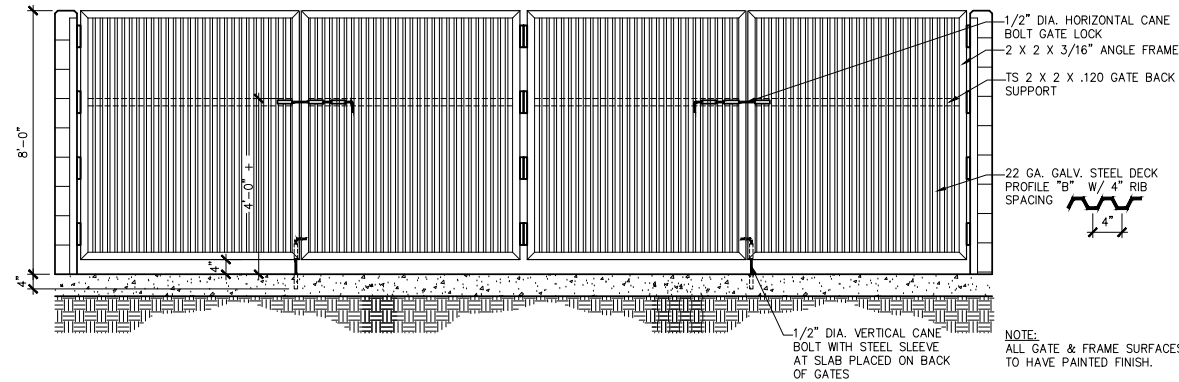
ESITE-Trash_enclosure_elev-03



EMPLOYEE AMENITY SCREEN WALL

SCALE: 1/2" = 1'-0"

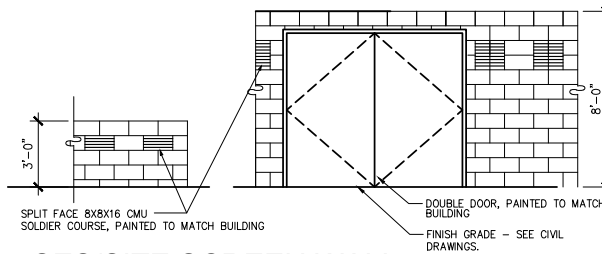
ESITE-Screening Wall Elevation



TRASH ENCLOSURE GATE

SCALE: 1/2" = 1'-0"

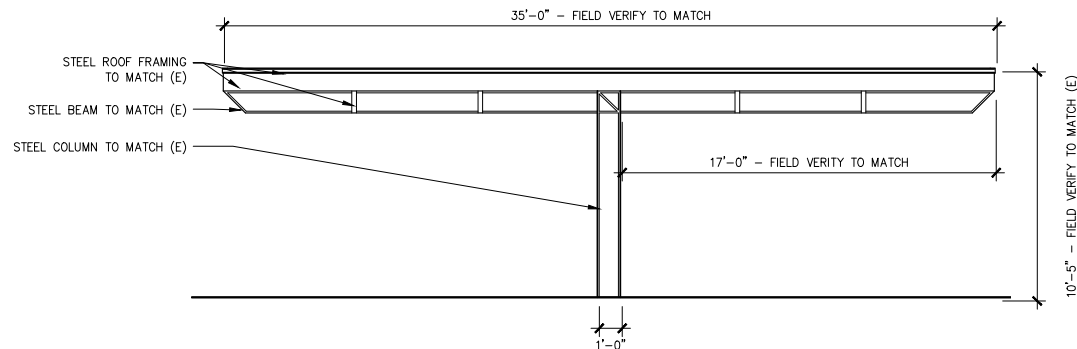
ESITE-Trash_enclosure_gate-02



SES/SITE SCREEN WALL

SCALE: 1/4"=1'-0"

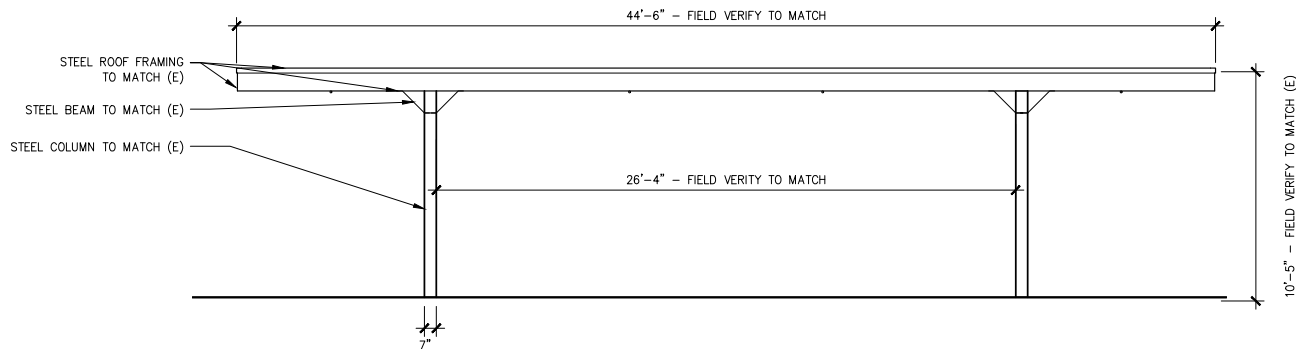
ESITE-Screening Wall Elevation



PARKING CANOPY SIDE ELEVATION

SCALE: 1/4" = 1'-0"

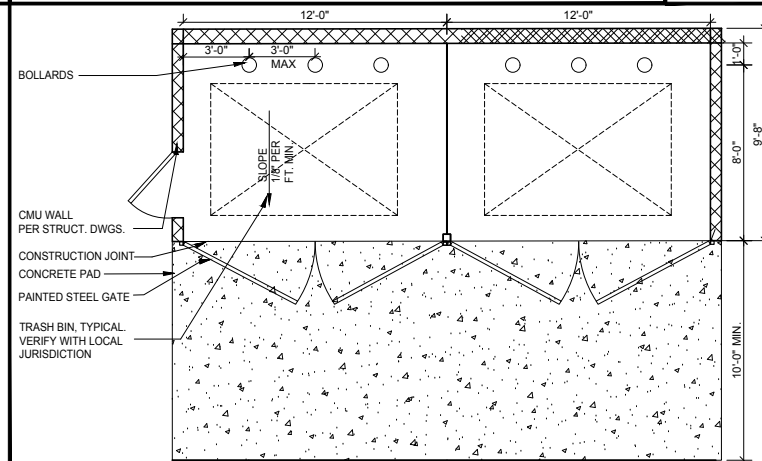
ESITE-01



PARKING CANOPY FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ESITE-02



TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"

ESITE-Trash_enclosure_plan-01

CITY APPROVAL STAMP

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering
8181 north via de negundo
scottsdale, arizona 85258
P: 480.767.1001
F: 480.907.2288



MedProperties
Mercy Medical Commons II
3591 SOUTH MERCY ROAD
GILBERT, AZ 85297

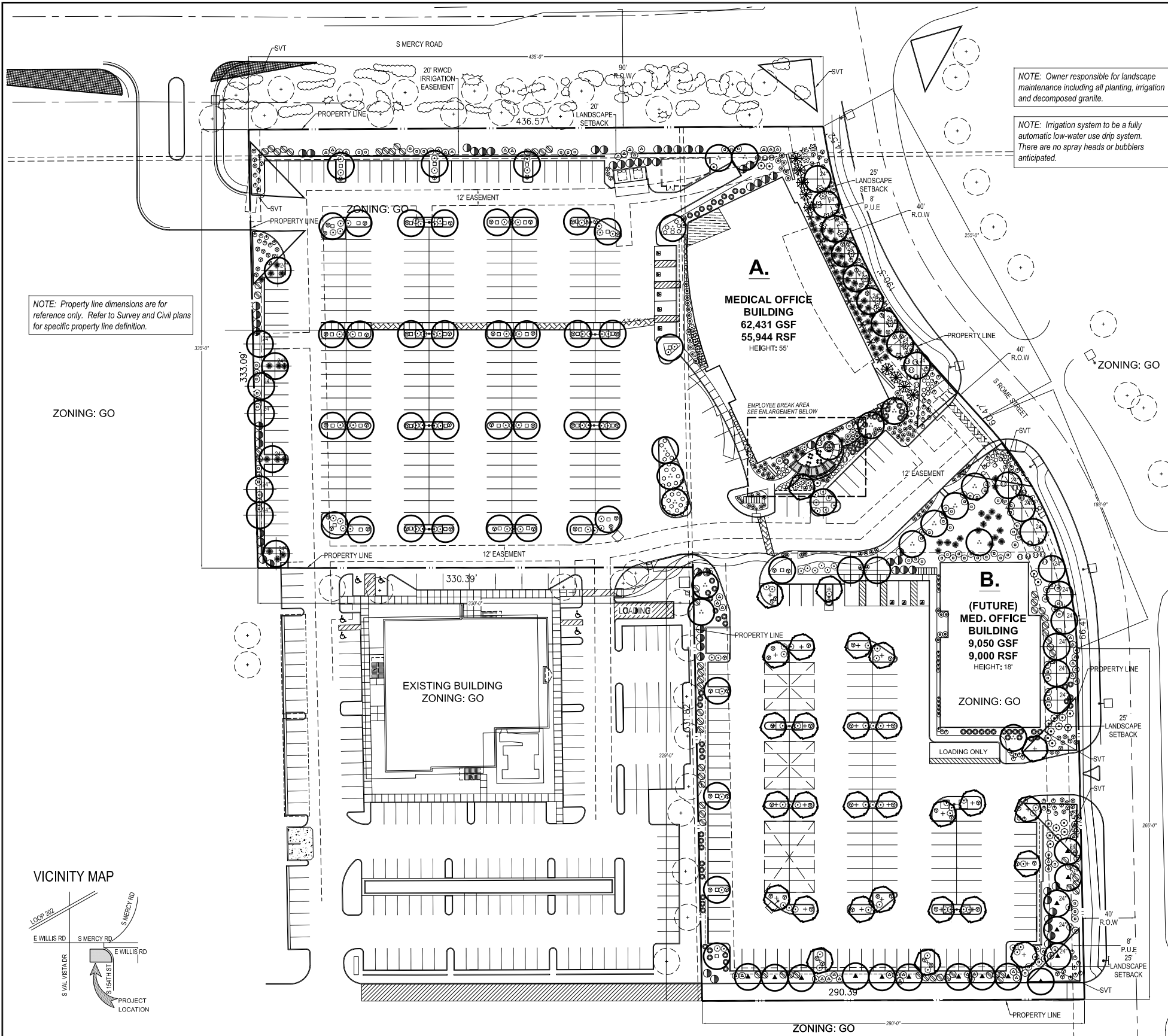
SITE DETAILS

DATE	REMARKS
12/08/2017	PRELIMINARY SITE PLAN SUBMITTAL
02/12/2018	DESIGN REVIEW SUBMITTAL
05/24/2018	DESIGN REVIEW RESUBMITTAL
07/17/2018	DESIGN REVIEW 3RD SUBMITTAL

PA / PM:	KE
DRAWN BY:	ZB
JOB NO.:	PHX16-0037-00

SHEET
A6.1

C:\Users\Tim Daugherty\Dropbox\DPA Projects\Mercy Medical\CAD\Schematic Design 2\0.01-DPA-MercyMedical-S01-Preliminary Landscape Plan.dwg



PROJECT DATA TABLE

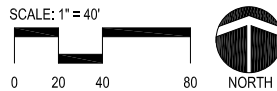
ITEM:	AREA / PERCENTAGE
NET SITE AREA:	219,640 S.F. / 5.04 ACRES
GROSS SITE AREA:	267,238 S.F. / 6.13 ACRES
LOT COVERAGE:	GROSS 25% / NET 26%
ON-SITE LANDSCAPE:	65,138 S.F. / 66%
OFF-SITE LANDSCAPE:	33,665 S.F.
TOTAL LANDSCAPE AREA:	98,803 S.F. / 45%

LANDSCAPE SETBACK DATA TABLE

LANDSCAPE SETBACK:	AREA	REQUIRED	PROVIDED
NORTH:	8,755 S.F.	9 TREES / 27 SHRUBS	0 TREES / 42 SHRUBS
EAST:	14,976 S.F.	15 TREES / 45 SHRUBS	23 TREES / 137 SHRUBS
WEST:	N/A	N/A	N/A
SOUTH:	N/A	N/A	N/A
TOTAL LANDSCAPE SETBACK AREA:	23,731 S.F.	24 TREES / 72 SHRUBS	23 TREES / 179 SHRUBS

PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME	SIZE	QTY	COMMENTS
TREES:				
+	Existing Tree To Remain			
⊙	<i>Caesalpinia cacaecio</i> Cascadote	15 gal	17	MULTI-TRUNK
+	<i>Chitalpa tashkentensis</i> Chitalpa	15 gal	29	STANDARD
⊙	<i>Parkinsonia x 'Desert Museum'</i> Desert Museum	15 gal	41	STANDARD
⊙	<i>Pistacia chinensis</i> Chinese Pistache	15 gal 24" box	3 27	STANDARD
⊙	<i>Ulmus parvifolia</i> Evergreen Elm	15 gal 24" box	10 5	STANDARD
SHRUBS and ACCENTS:				
⊙	<i>Aloe x 'Blue Elf'</i> Aloe Blue Elf	5 gallon	101	
⊙	<i>Agave Americana 'Marginata'</i> Variegated American Century Plant	5 gallon	30	
⊙	<i>Bouteloua gracilis</i> Blue Grama	5 gallon	77	
⊙	<i>Caesalpinia gilliesii</i> Yellow Bird of Paradise	5 gallon	23	
⊙	<i>Calliandra californica</i> Red Fairy Duster	5 gallon	28	
⊙	<i>Dodonaea viscosa</i> Hop Bush	5 gallon	60	
⊙	<i>Pedilanthus macrocarpus</i> Slipper Plant	5 gallon	22	
⊙	<i>Fouquieria splendens</i> Ocotillo	8" H	9	10 cane min.
⊙	<i>Hesperaloe funifera</i> Giant Hesperaloe	5 gallon	20	
⊙	<i>Hesperaloe parviflora 'Perpa'</i> Red Yucca 'Perpa' Brakelights	5 gallon	132	
⊙	<i>Justicia spicigera</i> Mexican Honeysuckle	5 gallon	36	
⊙	<i>Leucophyllum laevigatum</i> Chihuahuan Rain Sage	5 gallon	68	
⊙	<i>Muhlenbergia emersleyi 'El Toro'</i> Bull Grass	5 gallon	84	
⊙	<i>Ruellia peninsularis</i> Desert Ruellia	5 gallon	52	
⊙	<i>Tecoma x Crimson Flare</i> Crimson Flare Esperanza	5 gallon	94	
⊙	<i>Callistemon viminalis 'Little John'</i> Little John Brittle Bush	1 gallon	60	
⊙	<i>Lantana montevidensis</i> Purple Lantana	1 gallon	140	
⊙	<i>Wedelia trilobata</i> Yellow Dots	1 gallon	97	
⊙	3/4" Minus Saddleback Brown		65,138 S.F.	



CITY APPROVAL STAMP

DATE	REMARKS
2/08/18	PRELIMINARY SITE PLAN SUBMITTAL

PA / PM:	TJD
DRAWN BY:	
JOB NO.:	PHX16-0037-00

SHEET 01 of 01
Preliminary
Landscape Plan
L0.01

DR18-29 Mercy Medical Commons II
Attachment 5: Landscape Plan
August 1, 2018

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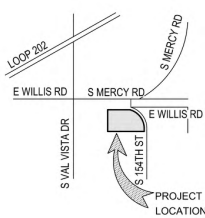
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scottsdale, arizona 85258
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f 480.907.2288

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VICINITY MAP



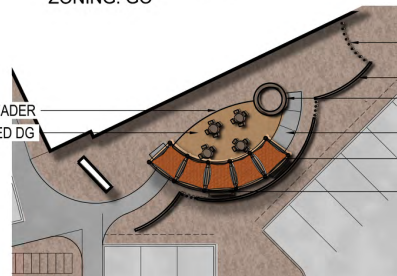
PROJECT DATA TABLE

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LANDSCAPE SETBACK DATA TABLE

LANDSCAPE SETBACK:	AREA	REQUIRED	PROVIDED
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SOUTH:	N/A	N/A	N/A
TOTAL LANDSCAPE SETBACK AREA:	23,731 S.F.	24 TREES / 72 SHRUBS	23 TREES / 179 SHRUBS

STEEL HEADER
STABILIZED DG



EMPLOYEE BREAK AREA ENLARGEMENT NTS

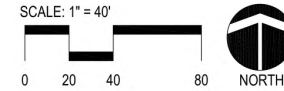
NOTE: Property line dimensions are for reference only. Refer to Survey and Civil plans for specific property line definition.

NOTE: Owner responsible for landscape maintenance including all planting, irrigation and decomposed granite.

NOTE: Irrigation system to be a fully automatic low-water use drip system. There are no spray heads or bubblers anticipated.

PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME	SIZE	QTY	COMMENTS
TREES:				
COMMON NAME				
Existing Tree To Remain				
	<i>Caesalpinia cacalaco</i>	15 gal	17	MULTI-TRUNK
	Cascalote			
	<i>Chitalpa tashkentensis</i>	15 gal	29	STANDARD
	Chitalpa			
	<i>Parkinsonia x 'Desert Museum'</i>	15 gal	41	STANDARD
	Desert Museum			
	<i>Pistacia chinensis</i>	15 gal	3	STANDARD
	Chinese Pistache	24" box	27	
	<i>Ulmus parvifolia</i>	15 gal	10	STANDARD
	Evergreen Elm	24" box	5	
SHRUBS and ACCENTS:				
	<i>Aloe x 'Blue Elf'</i>	5 gallon	101	
	Aloe Blue Elf			
	<i>Agave Americana 'Marginata'</i>	5 gallon	30	
	Variegated American Century Plant			
	<i>Bouteloua gracilis</i>	5 gallon	77	
	Blue Grama			
	<i>Caesalpinia gilliesii</i>	5 gallon	23	
	Yellow Bird of Paradise			
	<i>Calliandra californica</i>	5 gallon	28	
	Red Fairy Duster			
	<i>Dodonaea viscosa</i>	5 gallon	60	
	Hop Bush			
	<i>Pedilanthus macrocarpus</i>	5 gallon	22	
	Slipper Plant			
	<i>Fouquieria splendens</i>	8" H	9	10 cane min.
	Ocotillo			
	<i>Hesperaloe funifera</i>	5 gallon	20	
	Giant Hesperaloe			
	<i>Hesperaloe parviflora 'Perpa'</i>	5 gallon	132	
	Red Yucca 'Perpa' Brakelights			
	<i>Justicia spicigera</i>	5 gallon	36	
	Mexican Honeysuckle			
	<i>Leucophyllum laevigatum</i>	5 gallon	68	
	Chihuahuan Rain Sage			
	<i>Muhlenbergia emersleyi 'El Toro'</i>	5 gallon	84	
	Bull Grass			
	<i>Ruellia peninsularis</i>	5 gallon	52	
	Desert Ruellia			
	<i>Tecoma x Crimson Flare</i>	5 gallon	94	
	Crimson Flare Esperanza			
GROUNDCOVERS:				
	<i>Callistemon viminalis 'Little John'</i>	1 gallon	60	
	Little John Brittle Bush			
	<i>Lantana montevidensis</i>	1 gallon	140	
	Purple Lantana			
	<i>Wedelia trilobata</i>	1 gallon	97	
	Yellow Dots			
ROCK MULCH:				
	3/4" Minus Saddleback Brown		65,138 S.F.	



CITY APPROVAL STAMP

DATE	REMARKS
2/08/18	PRELIMINARY SITE PLAN SUBMITTAL
PA / PM:	TJD
DRAWN BY:	
JOB NO.:	PHX16-0037-00

SHEET 01 of 01
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Landscape Plan
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Mercy Medical Commons II
3680 S. Rome Street
GILBERT, AZ 85297

August 1, 2018

APN: 304-53-550
304-53-206B
304-53-207B

PROJECT INFORMATION

OWNER/
DEVELOPER: LEON CAPITAL GROUP
2301 CEDAR SPRINGS ROAD, SUITE 200
DALLAS, TEXAS 75201
CONTACT: MATTHEW BODZY
PHONE: 214.270.1951ARCHITECT: CARROLL ARCHITECTS
750 EAST INTERSTATE 30, SUITE 110
ROCKWALL, TEXAS 75087
CONTACT: JEFFREY CARROLL
PHONE: 972.732.6085CIVIL ENGINEER: BECK CONSULTING ENGINEERS, INC.
2942 N. 24TH STREET, STE. 114
PHOENIX, ARIZONA 85016
CONTACT: MARK BECK, P.E.
PHONE: 602.943.6200SITE AREA: 87,122 SQ. FT. (GROSS/NET)
2.00 ACRES (GROSS/NET)BUILDING AREA:
BUILDING 21,256 SQUARE FEET
CANOPY 1,776 SQUARE FEET
TOTAL 23,032 SQUARE FEETLOT COVERAGE: 23,032 / 87,122
26.4%

DRAINAGE INFORMATION

RETENTION PROVIDED FOR THE 50-YEAR, 24-HOUR STORM
EVENT IN ACCORDANCE WITH TOWN OF GILBERT
REQUIREMENTS. SEE DRAINAGE CALCULATIONS THIS SHEET.DRAINAGE AREA - NORTH
DRAINAGE AREA - SOUTH
DRAINAGE AREA - OFF-1
DRAINAGE AREA - OFF-2

KEYED NOTES

1. INSTALL COMMERCIAL DRIVEWAY PER T.O.G. DETAIL.
2. INSTALL ASPHALT PAVEMENT.
3. INSTALL CONCRETE CURB AND GUTTER.
4. INSTALL CONCRETE CURB.
5. INSTALL CONCRETE SIDEWALK.
6. INSTALL 0" HIGH CURB.
7. INSTALL SIDEWALK ACCESS RAMP.
8. INSTALL 3" HIGH MASONRY SCREEN WALL.
9. INSTALL 6" HIGH MASONRY SCREEN WALL.
10. INSTALL CURB OPENING AND RIP-RAP SPILLWAY.
11. INSTALL TRASH ENCLOSURE PER T.O.G. DETAIL.
12. INSTALL 10" DIAMETER CMP. LENGTH PER PLAN.
13. INSTALL UNDERGROUND RETENTION ACCESS RISER.
14. INSTALL 18" DIAMETER STORM DRAIN.
15. INSTALL STORM DRAIN DROP INLET.
16. INSTALL STORM DRAIN INLET.
17. INSTALL DRYWELL.
18. INSTALL STORM DRAIN CATCH BASIN/BUBBLER BOX.
19. EXISTING WATERLINE AND WATERLINE EASEMENT TO BE REMOVED AND ABANDONED.
20. INSTALL 12" WATERLINE.
21. CONNECT TO EXISTING WATERLINE.
22. REMOVE AND RELOCATE EXISTING FIRE HYDRANT.
23. INSTALL RELOCATED FIRE HYDRANT.
24. REMOVE EXISTING DRYWELL.

LEGEND

- U.G. RETENTION
- NEW STORM DRAIN
- EASEMENT LINE
- CENTERLINE
- R.O.W./PROPERTY LINE
- EXISTING CONTOUR LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED CONTOUR LINE
- EXISTING ELEVATION
- FLOW ARROW
- PROPOSED ELEVATION
- DRAINAGE SWALE FLOW LINE
- DRAINAGE AREA (DA-#)
- DRYWELL (SINGLE CHAMBER)
- EX. WATER VALVE
- GRADE BREAK

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FAX: (602) 943-6201MEDPROPERTIES
MERCY MEDICAL COMMONS II
3591 SOUTH MERCY ROAD
GILBERT, ARIZONA 85297PRELIMINARY GRADING AND
DRAINAGE PLAN
DATE: 02-08-18
REMARKS: EL MIRAGE SUBMITTAL #1SHEET
GD-1

SHEET 1 OF 1

DRAINAGE CALCULATIONS

RETENTION VOLUME REQUIRED (50 YR 24 HR)

Drainage Area ID	Basin ID	A (sf)	C	D (ft)	Volume Required (cf)	Volume Provided (cf)
OFF-1	A	28,689	0.88	0.25	6,312	6,312
OFF-2	TEMP	6,904	0.88	0.25	1,519	1,557
NORTH	UG1+A	171,286	0.88	0.25	37,683	37,934
SOUTH	UG2+B+C+D	96,201	0.90	0.25	21,645	21,695
TOTAL		303,081			67,159	67,497

Retention Required:

$$V_{100yr} = D \cdot A \cdot C$$

V = volume (CF)

C = 0.95 (roofs & concrete), 0.90 (asphalt), 0.70 (desert landscaping)

D = 0.25 feet (50-YR, 24-HR rainfall depth per T.O.G. Sec. 2.4)

A = Drainage Area (SF)

PLAT / EASEMENT INFORMATION

A FINAL PLAT WILL BE PREPARED TO REVISE EXISTING AND
PROPOSED WATERLINE EASEMENT AS REQUIRED AND TO
PROVIDE DRAINAGE EASEMENT FOR RETENTION OF OFFSITE
FLOWS IF REQUIRED.FINAL PLAT WILL ALSO COMBINE SOUTH PARCELS AND
PROVIDE FOR NECESSARY DRAINAGE, ACCESS AND UTILITIES.



ANODIZED ALUMINUM STOREFRONT



GLS 1



MTP 1



AC 1



LV 1



EFIS 1



EFIS 2



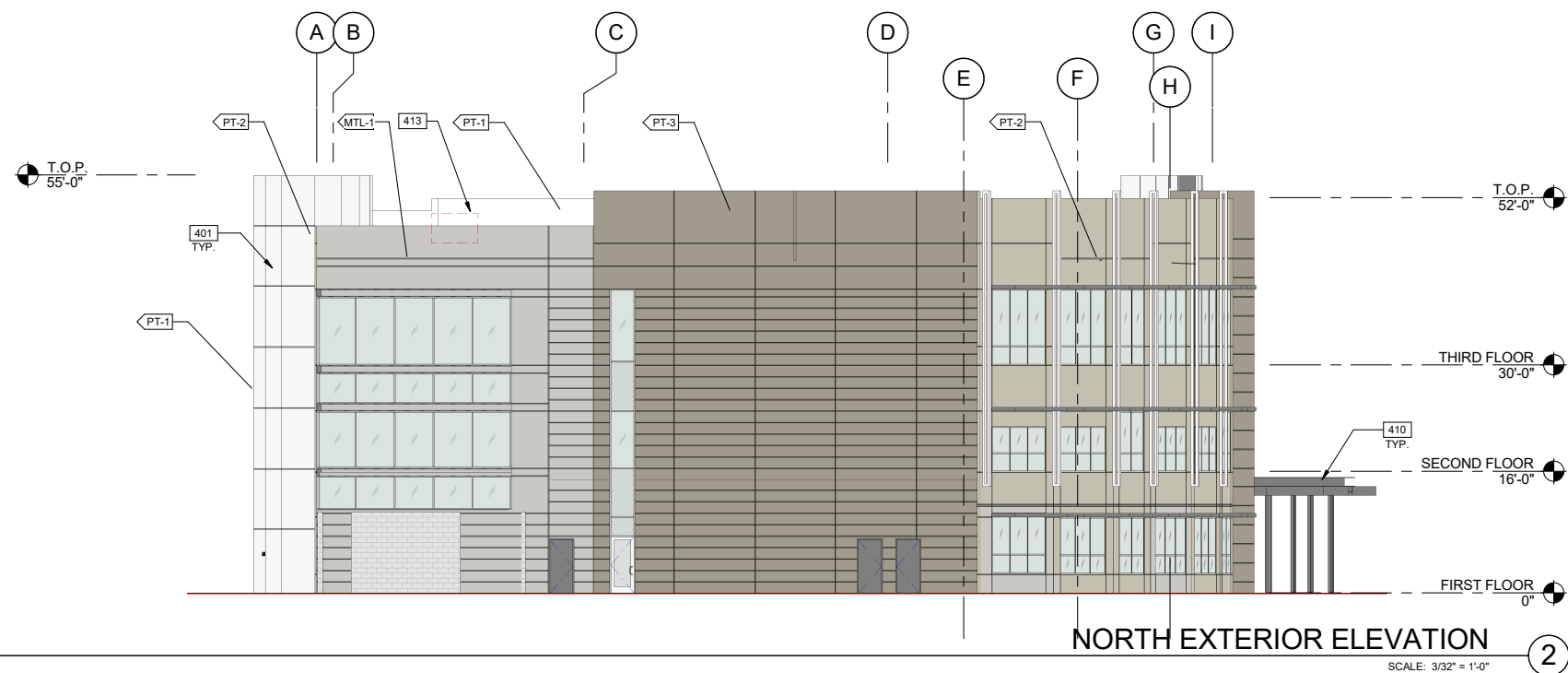
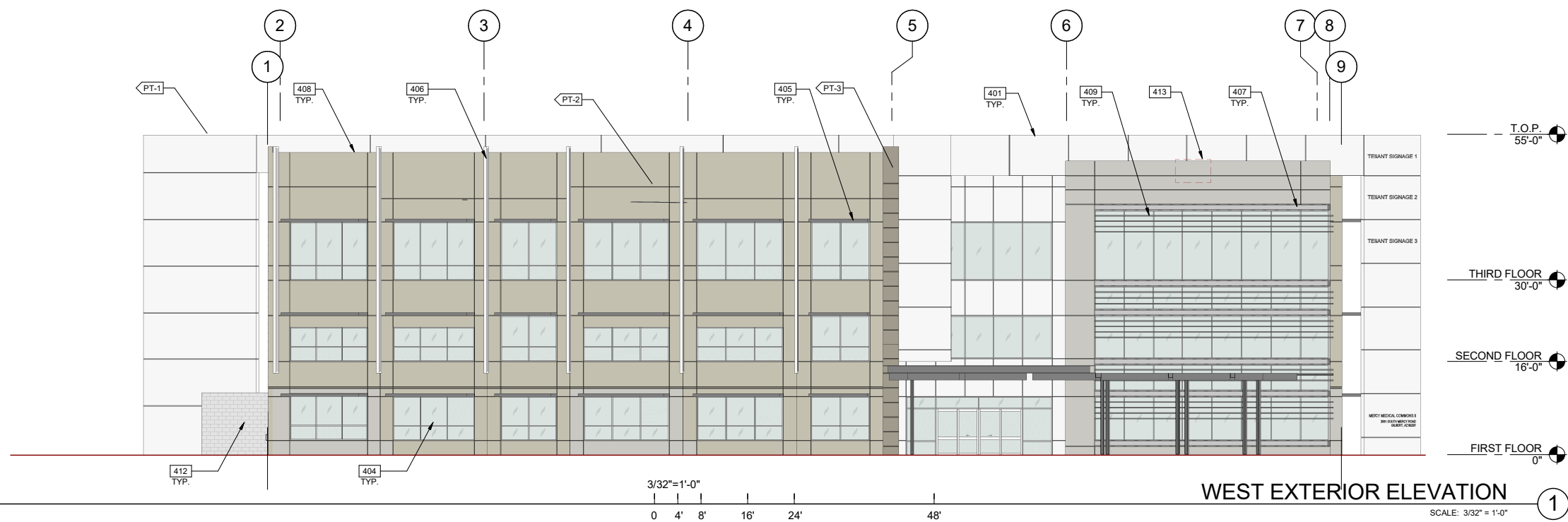
EFIS 3



CMU 1

FINISH NAME	COMPANY	FINISH (COLOR/TEXTURE)	WHERE
EFIS 1		SW7562, SMOOTH	
EFIS 2		SW7691, SMOOTH	
EFIS 3		SW0023, SMOOTH	
MTP 1	ALPOLIC MATERIALS	AGT GREY	
GLS 1	VITRO	VISTACOO	
GLS 2			
		ANODIZED ALUMINUM	MULLIONS, STOREFRONT
CMU 1	TRENWYTH INDUSTRIES	PEBBLE BEACH	
AC1		TUBE STEEL	
LV 1		ANODIZED ALUMINUM	





FINISHES: SEE MATERIAL BOARD FOR FURTHER INFORMATION

	EFIS1 - EFIS COLOR SW7562, SMOOTH
	EFIS2 - EFIS COLOR SW7691, SMOOTH
	EFIS3 - EFIS COLOR SW0023, SMOOTH
	MTP1 - METAL PANEL, AGT GREY
	CMU1 - PEBBLE BEACH

LEGENDS

GLASS:

	VISION GLASS (GLS1)
	SPANDREL GLASS (GLS2)
	TEMPERED GLASS (GLS1)

NOTES

SEE SHEET A0.2 FOR GENERAL NOTES

- 401 EXTERIOR INSULATION AND FINISH SYSTEM, PAINTED.
- 404 ANODIZED ALUMINUM MULLIONS STOREFRONT SYSTEM WITH DUAL PANE, LOW-E, 1" INSULATED GLASS.
- 405 METAL SHADE CANOPY W/ LOUVERS
- 406 TUBE STEEL ACCENT FIN WITH PERFORATED METAL MESH
- 407 METAL C-CHANNEL
- 408 CONTINUOUS METAL CAP TO MATCH BUILDING COLOR.
- 409 6"x2" EXTRUDED ALUMINUM BATTEN.
- 410 PRE-FINISHED ALUMINUM ENTRY CANOPY WITH COLUMNS - PAINTED.
- 412 SEE CMU ENCLOSURE WALLS.
- 413 FULLY SCREENED MECHANICAL UNIT BEYOND.

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EXHIBIT 8

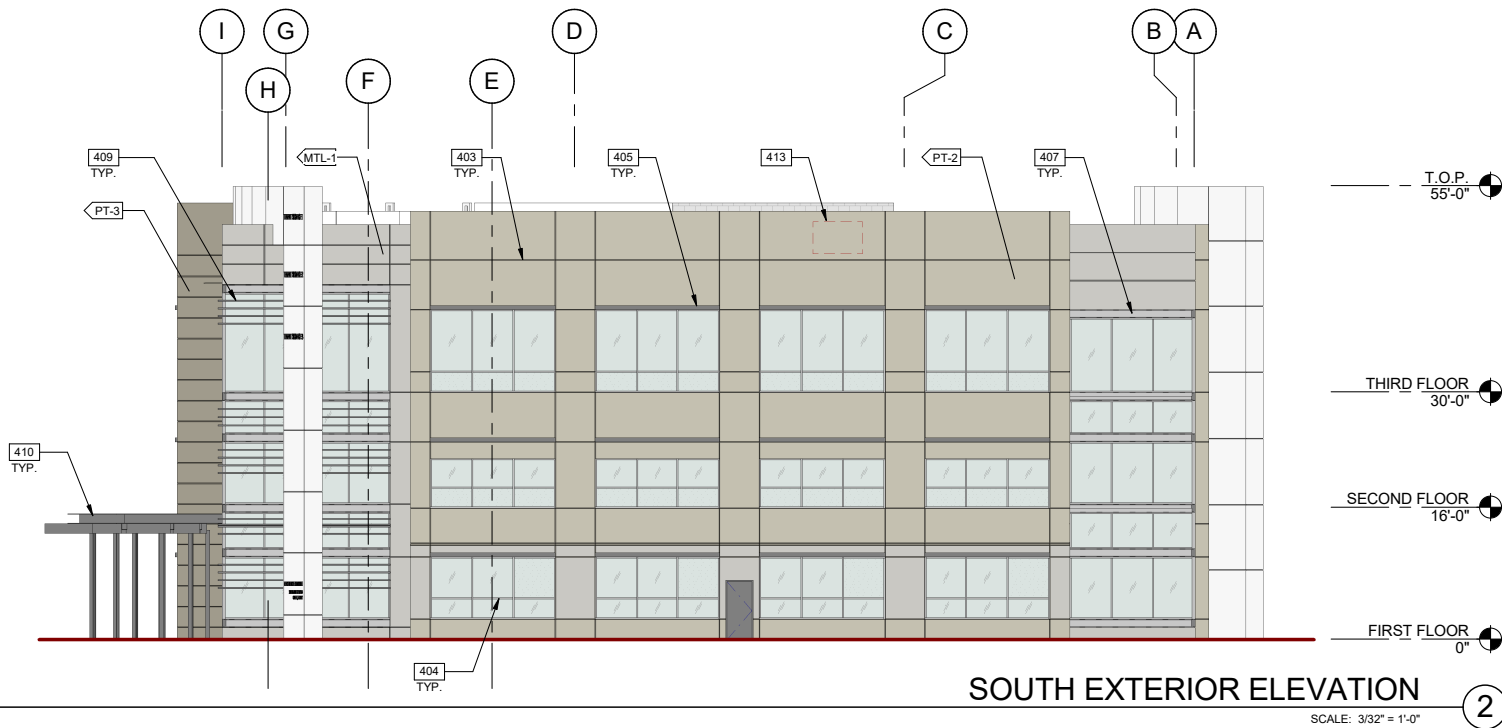
REMARKS	DATE

PA/PM:	E. AZIMI
DRAWN BY.:	H.B.
JOB NO.:	PHX16-0037-00

SHEET

A4.10

DR18-29 Mercy Medical Commons II
Attachment 8: Building Elevations
August 1, 2018



FINISHES: SEE MATERIAL BOARD FOR FURTHER INFORMATION

	EFIS1 - EFIS COLOR SW7562, SMOOTH
	EFIS2 - EFIS COLOR SW7691, SMOOTH
	EFIS3 - EFIS COLOR SW0023, SMOOTH
	MTP1 - METAL PANEL, AGT GREY
	CMU1 - PEBBLE BEACH

LEGENDS

GLASS:

	VISION GLASS (GLS1)
	SPANDREL GLASS (GLS2)
	TEMPERED GLASS (GLS1)

NOTES

SEE SHEET A0.2 FOR GENERAL NOTES

- EXTERIOR INSULATION AND FINISH SYSTEM, PAINTED.
- ANODIZED ALUMINUM MULLIONS STOREFRONT SYSTEM WITH DUAL PANE, LOW-E, 1" INSULATED GLASS.
- METAL SHADE CANOPY W/ LOUVERS
- TUBE STEEL ACCENT FIN WITH PERFORATED METAL MESH
- METAL C-CHANNEL
- CONTINUOUS METAL CAP TO MATCH BUILDING COLOR.
- 6"X2" EXTRUDED ALUMINUM BATTEN.
- PRE-FINISHED ALUMINUM ENTRY CANOPY WITH COLUMNS - PAINTED.
- SES CMU ENCLOSURE WALLS.
- FULLY SCREENED MECHANICAL UNIT BEYOND.

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EXHIBIT 8

DATE	REMARKS	

PA/PM:	E. AZIMI
DRAWN BY.:	H.B.
JOB NO.:	PHX16-0037-00

SHEET
A4.20



Southwest Entry Perspective

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.



SCHEME 4

Perspective View

MERCY MEDICAL COMMONS II
3591 SOUTH MERCY ROAD
GILBERT, AZ 85297

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PHX16-0037-00
02.05.2018

SHEET
4



Northeast Entry Perspective

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.



SCHEME 4

Perspective View

MERCY MEDICAL COMMONS II
3591 SOUTH MERCY ROAD
GILBERT, AZ 85297

WARE MALCOMB

PHX16-0037-00
02.05.2018

SHEET
5



Northwest Entry Perspective

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.



SCHEME 4

Perspective View

MERCY MEDICAL COMMONS II
3591 SOUTH MERCY ROAD
GILBERT, AZ 85297

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PHX16-0037-00
02.05.2018

SHEET
6



FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

WALL LEGEND

- EXTERIOR METAL FRAMED WALL
- CMU WALL

NOTES

- 201 STRUCTURAL COLUMN.
- 202 CONCRETE SLAB, PROVIDE VAPOR BARRIER OVER SAND PER SOILS REPORT.
- 204 EIFS CURB TOWER WALL OVER METAL FRAMING, SEE STRUCTURAL REPORT.
- 207 OUTLINE OF SHADE CANOPY ABOVE.
- 208 OUTLINE OF CANOPY ABOVE.
- 209 ELECTRONIC DIRECTORY.
- 210 EXTERIOR INSULATION AND FINISH WALL.

EXHIBIT 9

DATE	REMARKS

PA/PM:	E. AZIMI
DRAWN BY:	H.B.
JOB NO.:	PHX16-0037-00

SHEET

A2.1

DR18-29 Mercy Medical Commons II
Attachment 9: Floor Plans
August 1, 2018

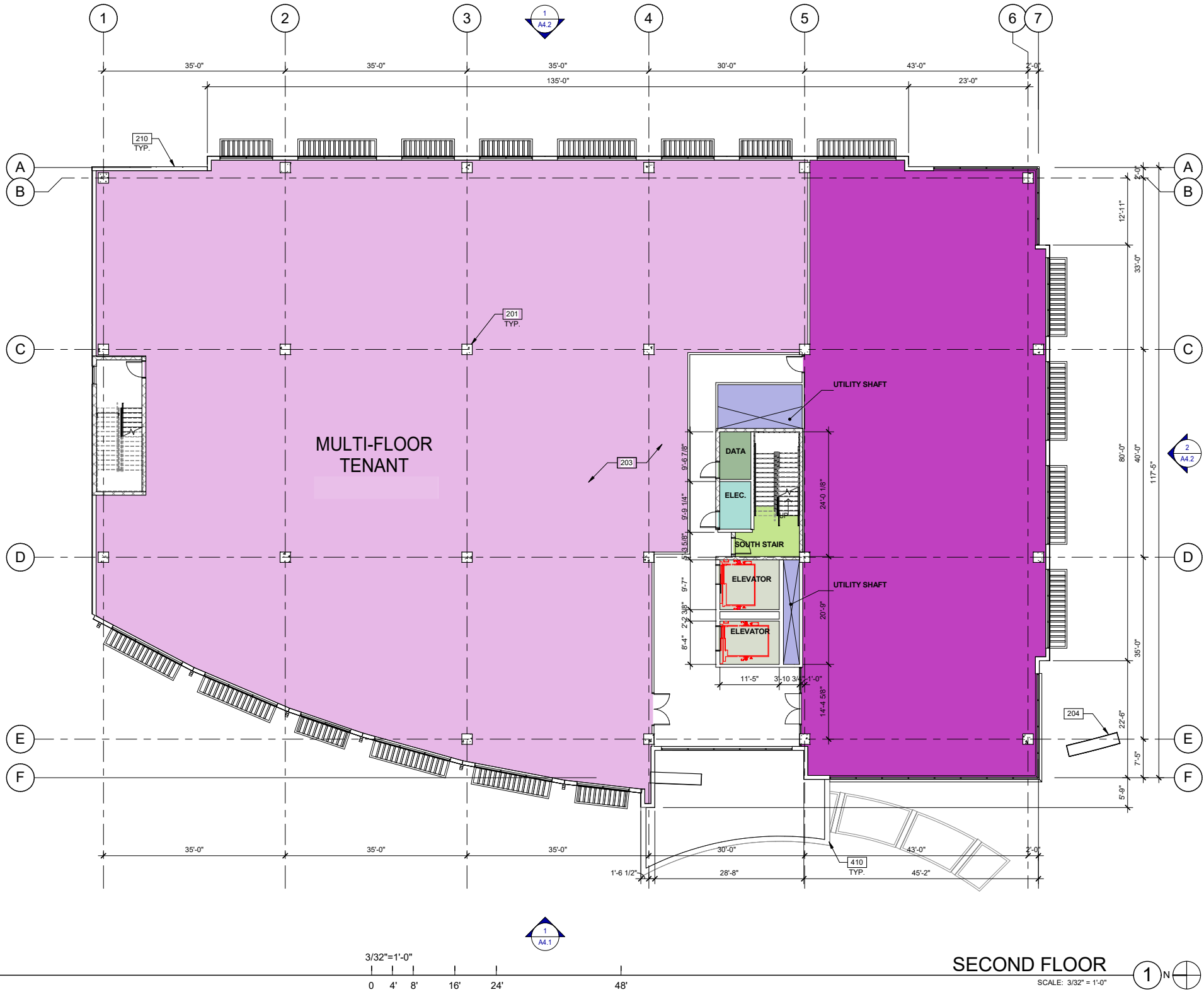
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SECOND FLOOR

SCALE: 3/32" = 1'-0"

WALL LEGEND

- EXTERIOR METAL FRAMED WALL
- CMU WALL

NOTES

- 201 STRUCTURAL COLUMN.
- 203 CONCRETE OVER METAL DECK FLOOR.
- 204 EIFS CURB TOWER WALL OVER METAL FRAMING, SEE STRUCTURAL.
- 210 EXTERIOR INSULATION AND FINISH WALL.
- 410 PRE-FINISHED ALUMINUM ENTRY CANOPY WITH COLUMNS - PAINTED.

EXHIBIT 9

DATE	REMARKS

PA/PM:	E. AZIMI
DRAWN BY.:	H.B.
JOB NO.:	PHX16-0037-00

SHEET

A2.2

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F: 480.907.2288



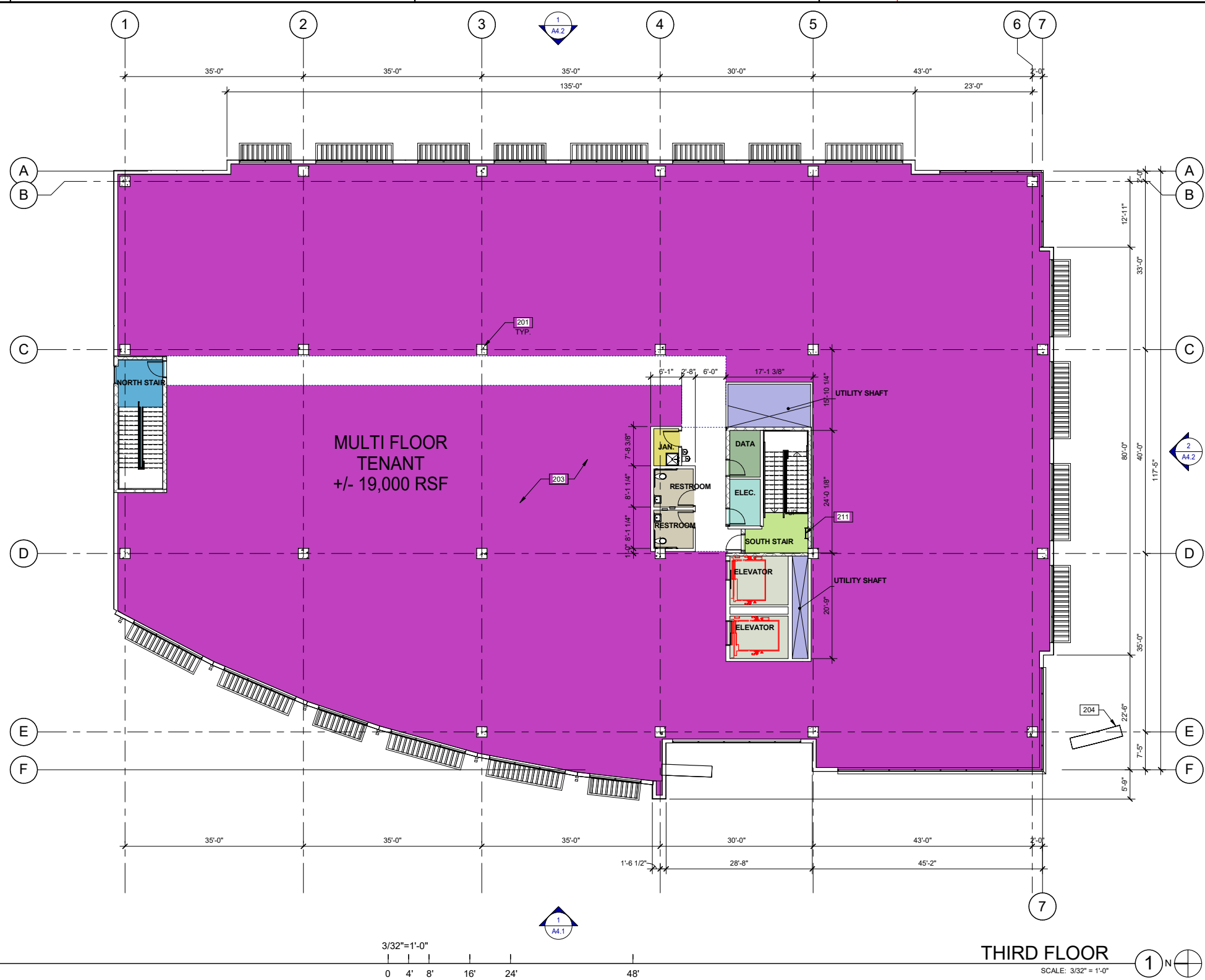
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MERCY MEDICAL COMMONS II

3597 SOUTH MERCY ROAD

GILBERT, AZ 85297

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THIRD FLOOR

SCALE: 3/32" = 1'-0"

WALL LEGEND

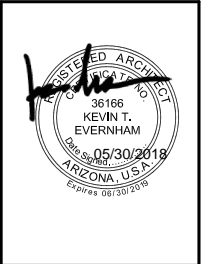
- EXTERIOR METAL FRAMED WALL
- CMU WALL

NOTES

- 201 STRUCTURAL COLUMN.
- 203 CONCRETE OVER METAL DECK FLOOR.
- 204 EIFS CURB TOWER WALL OVER METAL FRAMING. SEE STRUCTURAL.
- 211 ROOF ACCESS LADDER.

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




MedProperties
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EXHIBIT 9	
DATE	REMARKS

PA/PM:	E. AZIMI
DRAWN BY.:	H.B.
JOB NO.:	PHX16-0037-00

SHEET
A2.3
5/31/2018 9:40:22 AM




Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	S1	12	Lithonia Lighting	DSX1 LED P4 40K T5M MVOLT	DSX1 LED P4 40K T5M MVOLT	LED	1	DSX1_LED_P4_40 K_T5M_MVOLT.ies	15042	0.8	125
	S3	2	Lithonia Lighting	DSX1 LED P6 40K T2M MVOLT	DSX1 LED P6 40K T2M MVOLT	LED	1	S3-DSX1_LED_P6_40 K_T2M_MVOLT.ies	18997	0.8	163
	S4	3	Lithonia Lighting	DSX1 LED 60C 530 40K T3M MVOLT HS L90	DSX1 LED with 60 LEDs @ 530 mA, 4000K, TYPE 3 MEDIUM OPTICS WITH HOUSE-SIDE SHIELD, LEFT ROTATED	LED	1	DSX1_LED_60C_530_40K_T3M_MVOLT_HS_L90.ies	10020	0.8	99
	S7	9	METEOR Lighting - ILOS Corporation	4 inch Cylinder Series/ 15W/ 3500K(CRI85)/ 60 deg/ Diffuser	4CS-15-358-XXX-XXX-60-XXX-XXX-DF		1	4CS-15-358-XXX-XXX-60-XXX-XXX-DF.ies	1136	0.8	15
	S2A	2	Lithonia Lighting	DSX1 LED P3 40K T4M MVOLT HS	DSX1 LED P3 40K T4M MVOLT with houseside shield	LED	1	DSX1_LED_P3_40 K_T4M_MVOLT_H S.ies	9552	0.8	102

1" = 40'-0"

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REFERENCE SCALE IN INCHES



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